

PLACE THE FOLLOWING REQUIRED NOTES ON THE DRAWINGS:

Governing Building Codes All construction shall comply with the following codes and amendments per their adopting ordinances:

2003 International Building Code(ord. # 3505)  
2003 International Residential Code(ord. # 3505)  
2003 International Mechanical Code(ord. # 3506)  
2003 International Fire Code(ord. # 3507)  
1999 National Electrical Code(ord. # 3413)  
1994 Uniform Plumbing Code(ord. # 2785)IAPMO Edition

1. All products listed by ICC/N.E.R. number(s) shall be installed per the report and manufacturer's written instructions. Product substitution(s) for product(s) listed shall also have an ICC approved evaluation report(s) or be approved.
2. Exterior wall, bottom sill plates, shall be pressure treated or equal, and shall bear/extend minimum 6 inches above finish grade. (R319.1).
3. Provide fire protection sprinkler system. (R903.2 as Amd.).
4. Miscellaneous site structures, pools, spas, fences, site walls, retaining walls, and gas storage tanks require separate permits.
5. Minimum one required exit for an occupant load of less than 10. (R311.4.1)
6. All exits to be operable from the inside without the use of a key or special knowledge.
7. Doors leading into house from garage shall be self-closing and tight fitting with gaskets and sweep (R309.1 Amd.).
8. Exterior wall penetrations by pipes, ducts or conduits shall be caulked. (R307.6)
9. Provide roof attic ventilation per (RC 806.1)
10. Minimum insulation shall be:
  - a. Walls with 15% glazing or less require minimum insulation of R-30 ceilings, and R-13 walls. Table N1102.1 amend.
  - b. Walls with 25% glazing or less require minimum insulation of R-38 ceilings, and R-19 walls. Table N1102.1 amend.
11. Lumber shall bear an approved grading stamp (R502.1).
12. Fire blocking shall comply with (R602.8) and be maximum 10 ft. O.C., horizontal or vertical.
13. Floor-ceiling assemblies with a concealed space in excess of 1000 square feet shall have draft stops installed that divide the concealed space into approximately equal areas. Draft-stopping material shall comply with (R502.12)
14. Walls and soffits of enclosed usable space under interior stairways shall be protected on the enclosed side by minimum ½" gypsum board. (R311.2.2)
15. Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled 1/2" sag-resistant gypsum ceiling board. Table R702.3.5 (d).
16. Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. When gypsum wallboard is used as a base for tile or wall panels, water-resistant gypsum wallboard shall be used. Water-resistant gypsum board shall not be used over a vapor retarder, in areas of high humidity or on ceilings where the frame spacing exceeds 12 inches on center for ½ gypsum, and 16 inches on center for 5/8 gypsum (R702.4.2)
17. Plumbing fixtures shall comply with the following conservation requirements: UPC 402. Amend.
  - a. Water closets—Tank type = 1.6 gal. /flush.
  - b. Shower heads— 2.75 gal. /minute.
  - c. Faucets— 3.0 gal. /minute, provide aerator.
18. Water treatment systems— shall be equipped with an automatic shutoff to prevent continuous flow when not in use.
19. Evaporative coolers shall have re-circulating pumps.
20. Provide an expansion tank at the water heater if a backflow preventer is or will to be installed on the water line or at the meter. (UPC Section 608.3).
21. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (UPC Section 410.7).
22. Domestic dishwashing machines connected to a disposer shall have the discharge installed as high as possible, not lower than 2" above the flood rim of the sink. (UPC 807.4).
23. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides in addition to being connected to the ductwork they serve.
24. The clothes dryer shall be provided with a 4-inch diameter exhaust duct to the exterior and shall not exceed a total length of 25 feet, unless an engineered duct system is provided. (M1501.3) The duct shall terminate not less than 3 feet from a property line or from openings into a building.
25. Fixtures located in damp or wet locations shall be "listed" to be suitable for such location. (NEC 410-4).
26. Provide GFCI protection for receptacles within 6' of all lavatories, sinks and basins. (NEC 210-8).
27. Provide GFCI protected receptacles at all exterior, bathroom and garage locations. (NEC 210-8, -52.)
28. Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (NEC 210-52(d)).
29. All circuits supplying receptacle outlets in bedrooms shall be AFCI protected. (NEC 210-12).
30. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (NEC 210-52 (a)).
31. Bathroom receptacle outlets shall be supplied by at least one 20-ampere branch circuit. Such circuits shall have no other outlets.. (NEC 210-52 (d)).
32. Provide a separate 20-ampere branch circuit to the laundry. (NEC 210-110, 210-52(f), 220-16(b)).
33. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (NEC 210-?(1), 210-52(b)(1), 220-16(a)).
34. The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock in the kitchen/dining/breakfast areas or receptacles for supplemental equipment and lighting for gas-fired ranges, ovens, or counter-mounted units. (NEC 210-52 (b)(2)).
35. Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance. (NEC 250-140).
36. Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (200 ampere service). (NEC 250-50, 250-66).
37. Provide bonding to the water piping, gas and metal building systems. (Minimum #4 for 200-amp service). (NEC 250-50, 250-104).
38. All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No. 8 solid. Metal parts of listed equipment incorporating an approved system of double insulation and providing a means for grounding internal non-accessible, non-current-carrying metal parts shall not be bonded. (NEC 680-73).

Include the following notes on the Electrical Plans:

- a) Electrical ranges and clothes dryers shall be supplied by 4–wire (grounding) circuit conductors. NEC 250–140.
- b) Bathroom receptacle outlets shall be GFCI protected and supplied by at least one dedicated 20 ampere branch circuit that supplies no other loads. NEC 210–8, 210–52(d).
- c) Subservice panelboards supplying or intended to supply pool equipment shall be grounded by an insulated equipment grounding conductor installed with the feeders. NEC 680–25(d).
- d) All branch circuits supplying bedroom receptacle outlets shall be Arc–Fault Circuit Interrupter (AFCI) protected. NEC 210–12.
- e) All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydromassage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No. 8 solid.  
Metal parts of listed equipment incorporating an approved system of double insulation and providing a means for grounding internal nonaccessible, noncurrent–carrying metal parts shall not be bonded. NEC 680–73.

Provide GFCI protection for receptacle outlets at the following locations: NEC 210–8, NEC 680:

- a) Bathrooms
- b) Garages
- c) Work Areas
- d) Storage
- e) Outdoors
- f) Crawl Spaces
- g) Unfinished Basements
- h) Kitchen Countertops
- i) Within 6 feet of any sink, basin, lavatory, or similar water receptor
- j) Hydromassage or Jetted Bathtubs. NEC 680–70
- k) Pools. NEC 680 A & B.
- l) Spas. NEC 680–42.

Include the following notes on the Floor Plans:

- a) Barbeque (BBQ) Unit:  
Provide a listed and approved barbeque unit installed in accordance with the listing and with the manufacturer's installation instructions. The unit shall conform to ansi z21.58–1993 and shall be approved by a nationally recognized testing agency.
- b) GAS LINES:
  - 1. Are not permitted under slabs.
  - 2. Are not permitted under structures.
  - 3. Shall conform to U.P.C. Chapter 12 for materials, installation, and testing.
- c.) RANGES AND COOKTOPS:  
Provide a listed and approved range and/or cooktop unit installed in accordance with the listing and with the manufacturer's installation instructions. VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.